

**APPROVED**  
**Mt. Prospect Park District**  
**Regular Board Meeting**  
**June 17, 2026**

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, June 17, 2026 at the Central Community Center Facility of the Mt. Prospect Park District.

President Doherty called the meeting to order at 6:30 p.m.

Commissioner Starr called the Roll:

The following Commissioners were present upon the roll:

Present: Commissioners Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Remote: None

Absent: None

The following individuals were also in attendance (present or remote) at the meeting:

**Administrative Staff:** Jim Jarog-Executive Director, George Giese-Deputy Director, Ruth Yueill-Director of Community Relations & Marketing, Mike Azzaretto-Director of Recreation, Matt Dziubinski-Director of Parks & Planning, Jeff Langguth-Director of Golf Operations, Jeanette Foley-Executive Assistant, Jon Zgoda-IT Professional/ Remote Meeting Moderator,

**Professionals:** Tom Hoffman-District Attorney, Lee Howard-CPA GAI, James Howard-CPA GAI, Tod Stanton- Design Perspectives, Kelly O'Conner-Design Perspectives, Abdullah Khan IL NFP Audit & Tax LLP

**Visitors and others in attendance:**

On Line: E Schmidt, Lacey Lawrence, Rachel Steiner-Nicholas & Associates, Michael Miller

**PLEDGE OF ALLEGIANCE**

**CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA**

President Doherty asked if any Commissioners had any additions or changes to the Regular Meeting Agenda.

**MOTION:**

A motion to approve the agenda as presented was made by Commissioner Starr and seconded by Commissioner Murphy.

A voice vote was taken; all were in favor to approve the Regular Meeting Agenda as presented and none opposed.

Motion passed

### **APPROVAL OF CONSENT AGENDA**

President Doherty read the following statement:

All items identified may be considered routine by the Board of Commissioners and be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and approved under its normal sequence on the Regular Meeting Agenda.

- Approval of Minutes: Regular Board Meeting, May 20, 2026
- Ratification of Accounts Payable May 2026 in the Amount of \$2,533,074.76
- Ratification of Payroll May 2026 in The Amount of \$594,783.29.
- Appointment of NWSRA member district representatives for the period beginning July 1, 2026 through June 30, 2027. Jim Jarog to serve as the Mt. Prospect Park District's Primary Representative and for George Giese to serve as an Alternate Representative to the NWSRA Board.

President Doherty asked for a motion to approve the Consent Agenda as presented.

### **MOTION:**

Commissioner Starr made the motion to approve the Consent Agenda as presented, seconded by Commissioner Masnica.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

### **PUBLIC COMMENT:**

None

### **UNFINISHED BUSINESS**

#### **Capital Planning Discussion (Continued) - Long Term Capital Needs and Priorities**

Deputy Director George Giese presented a revised summary of future capital requirements, focusing heavily on RecPlex enhancements and the broader Capital Improvement Plan (CIP) timeline through 2031. Staff are currently navigating distinct funding streams (referendum bonds, annual capital, ARS funds, and pending corporate contributions) to align with project eligibility.

- **Referendum Bond Eligibility:** Only specific RecPlex elements qualify for referendum bond proceeds, including air handling units, controls, and multisport synthetic turf. Non-eligible items (e.g., interior glass, netting, playground, splash pad) require alternative funding.
- **CloudHQ Contribution Delay:** A promised \$2 million contribution from CloudHQ for RecPlex exterior improvements is currently tied up pending a tenant lease execution. To keep projects on schedule, the District may use temporary funding and seek reimbursement later.
- **Major Multi-Year Projects:** The capital timeline features significant investments across several parks, including RecPlex HVAC/elevator upgrades, Melas Park field improvements, the Majewski Master Plan, and various playground replacements.

## Projected Capital Allocations (2027–2031)

Year: 2027 (Fall 2026 List)

- Budget / Funding Source: \$2.09M Annual / \$5M ARS / Bonds
- Major Projects Highlighted: RecPlex Air Handling (\$1.62M), Golf Cart Fleet (\$330K), RecPlex Elevator (\$250K), Friendship Park, Melas Park.

Year: 2028 (Fall 2027 List)

- Budget / Funding Source: \$1.912M Annual
- Major Projects Highlighted: Conservatory Atrium Roof (\$350K), Maintenance Facility Garage Floor (\$320K), Meadows Pool & RecPlex Boiler replacements.

Year: 2029 (Fall 2028 List)

- Budget / Funding Source: \$2.015M Annual
- Major Projects Highlighted: Meadows Park Master Plan, Golf Course Garage Remodel.

Year: 2030 (Fall 2029 List)

- Budget / Funding Source: \$2.070M Annual / \$5M ARS
- Major Projects Highlighted: Majewski Master Plan.

Year: 2031 (Fall 2030 List)

- Budget / Funding Source: \$2.018M Annual
- Major Projects Highlighted: *To Be Determined*

## Next Steps & Timeline

The District will refine these priorities using feedback from June's discussions. The upcoming milestone schedule includes:

- July: Recap and begin CIP outline.
- August: First CIP Draft (including a preliminary financing model).
- September: Second CIP Draft.
- October: Formal CIP Approval & presentation of Draft Capital List.
- November: Formal Capital List Approval.

## Melas Park Revised Field Concepts for Review and Discussion

Director of Parks & Planning, Matt Dziubinski, and Tod Stanton (Design Perspectives) presented updates to the Melas Park Athletic Field Master Planning Study, which stems from the 2022 Comprehensive Master Plan. Following Board feedback from May 2026, staff introduced enhanced pedestrian access, updated cost estimates, and two brand-new development tracks (Options 5 and 6).

## Explanation of New Options

- **Option 5:** Adds athletic field lighting to all five fields.
  - Installs synthetic turf on two 100-yard fields and one 80-yard practice field (natural turf remains on micro fields).
  - Implements site-wide pedestrian access improvements.
- **Option 6:** Includes all upgrades from Option 5.
  - Expands the 80-yard practice field into a third 100-yard synthetic turf field.

**Supplemental Research:** Staff provided a safety research study comparing natural vs. synthetic turf to help the Board evaluate player safety, field performance, and long-term maintenance.

**Board Review and Inquiries:**

Commissioner Masnica inquired if the revised designs incorporated lighting for all athletic fields, which Mr. Stanton confirmed. Commissioner Tuczak suggested investigating whether shifting the field orientation northward would provide additional benefits. Director Jarog noted that neighborhood impact and light spill must be carefully managed for nearby residents. Mr. Stanton explained that modern LED fixtures represent a significant technological advancement in controlling glare compared to older systems. The Board continued to discuss lighting configurations and operational hours, with Director Dziubinski providing clarification on the nightly shut-off schedule.

Commissioner Nicholas emphasized the importance of ensuring proposed walkways meet ADA accessibility standards. Mr. Stanton outlined the specific configuration plans intended to enhance site accessibility. Commissioner Masnica noted that improved pathways would benefit not only those with disabilities but also families utilizing wagons to transport athletic equipment for games and child necessities.

President Doherty requested additional information regarding the financial requirements for lighting the entire complex. Mr. Stanton provided cost estimates comparing the retrofitting of existing structures against the installation of new lighting systems.

Commissioner Starr requested a comparison of potential rental profit margins. Mr. Stanton addressed the fiscal advantages associated with each development plan.

Commissioner Lowen requested clarification on whether the primary distinction between Options 4 and 5 pertained to the lighting scope. Staff confirmed that the addition of lighting significantly impacts rental potential by facilitating extended hours of operation for the fields.

The Board continued to deliberate on the specific configuration details associated with the newly presented concepts for Options 5 and 6.

Following the review, Director Dziubinski requested preliminary guidance from the Board regarding their preferred development path among the available options.

Commissioner Nicholas indicated a preference for Option 5, a sentiment that was generally supported by the consensus of the remaining Commissioners.

President Doherty noted his reservations regarding Options 5 and 6 due to the associated capital investment, despite the merit of the designs. He expressed he leans toward Options 3 and 4 based on fiscal considerations. Deputy Director Giese explained that the revenue projections provided were intentionally conservative to ensure a balanced evaluation. Further technical insights were shared by Director Azzaretto and Director Dziubinski to assist the Board in their assessment.

**NEW BUSINESS**

**RecPlex Interior and Exterior Project Planning Review and Discussion**

The Director of Parks & Planning, Matt Dziubinski, alongside design teams from Studio 222 and construction managers from Nicholas & Associates, presented a discussion-only update on the RecPlex interior and exterior improvements. The project has successfully moved from Schematic Design (SD) into Design Development (DD). While divided into two separate drawing packages, staff plans to bid the interior and exterior work simultaneously.

### Interior Improvements

- **Turf Conversion:** Convert two north basketball courts into a synthetic turf field with a fold-up divider curtain, glass dasher boards, and protective netting.
- **Court & Track Upgrades:** Add side backboards and new multipurpose flooring to Court 1, replace second-floor running track flooring, install new scoreboards, and repaint the fieldhouse.
- **Accessibility & Seating:** Extend the catwalk for additional bleacher seating, modify stairs, add an accessible ramp, and replace catwalk flooring with tile.
- **Infrastructure:** Install new air conditioning and comprehensive HVAC upgrades.

### Exterior Improvements

- **Recreational Upgrades:** Remove existing sand volleyball courts to install a new playground (with safety surfacing), a splash pad, and a seasonal outdoor restroom.
- **Athletic Fields:** Construct an outdoor multisport synthetic turf field equipped with sports lighting and protective netting.
- **Site Amenities:** Add shade structures, fencing, updated site furnishings, concrete paving improvements, and enhanced landscaping.

### Design & Bidding Phases

- **July 2026:** Community Engagement Open House (to gather resident feedback).
- **August 19, 2026:** Update to the Park Board on Construction Document (CD) development.
- **September 4, 2026:** 100% CDs completed for permitting and bidding.
- **September 11 – October 7, 2026:** Bid solicitation period.
- **October 21, 2026:** Board consideration and review of submitted bids.

### Construction Phase

- **Mid-to-Late Spring 2027:** Exterior construction begins.
- **May / June 2027:** Interior construction begins.
- **August / September 2027:** Targeted project completion.

Commissioners asked some questions regarding the configuration of the inside turf and divider curtains, etc. as well as design and configuration for the outside area and splash pad. Questions included lighting, possible safety concerns, design, free use areas, hours of operation, party rental, water usage and parking capacity.

Commissioner Starr asked if Director Dziubinski was looking for recommendations tonight. He responded that any direction at all would be welcome. Commissioners agreed that we are generally comfortable showing both options at the community meeting. Commissioner Nicholas suggested that we have some representatives at the meeting that are bilingual to effectively communicate with the range of languages spoken in the community.

### APPROVAL ITEMS

#### Approval of the Annual Comprehensive Financial Report - FY 2025

Deputy Director George Giese presented to the Board. The Park District's auditors (Illinois NFP Audit & Tax, LLP) completed their Fiscal Year 2025 audit, culminating in the District's Annual Comprehensive Financial Report. FY 2025 was the second audit conducted by Illinois NFP Audit & Tax, LLP in their latest three year agreement covering Fiscal Years 2024, 2025 and 2026. Abdullah Khan, CPA, Partner, will review the Annual Comprehensive Financial Report with the Board of Commissioners at the June meeting.

Mr. Khan addressed the Board to present a summary of the audit findings. He provided an overview of the audit process and a detailed explanation of the District's balance sheets, concluding that the audit was highly successful. Mr. Khan reported that the financial position of the Mt. Prospect Park District remains very strong based on the completed review.

Upon acceptance of the report by the Board, required documentation will be filed with Cook County, and both the Annual Comprehensive Financial Report and the Annual Treasurer's Report for FY 2025 will be posted to the Park District's website.

**Budget Impact:**

Budgeted Expense for the Annual Audit:

Year-End 2024: \$23,250

**Year-End 2025: \$28,700\*** (adjusted from \$23,750)

Year-End 2026: \$24,250\*

*\*Fees for FYs 2025/2026 to be adjusted for referendum passage, per agreement*

**MOTION:**

A motion was made by Commissioner Starr To Approve The Fiscal Year 2025 Annual Comprehensive Financial Report As Presented. The Motion was seconded by Commissioner Murphy.

A voice vote was taken; all were in favor to approve the Fiscal Year 2025 Annual Comprehensive Financial Report as Presented and none opposed.

Motion passed

**Acceptance of the Majewski Metro Sports Complex Fencing and Netting Replacement**

The Park District is moving forward with a budgeted safety project at the Majewski Metro Sports Complex (leased through 2051) to replace worn netting and failing snow fencing along Higgins Creek. Following a public bid opening on June 3, 2026, staff recommended awarding the contract to the lowest bidder, Fence Connection, Inc., whose references were overwhelmingly positive.

**Project Scope**

- **Base Bid:** Installation of 2,000 linear feet of 4-foot galvanized chain-link fence, an integrated netting system, and four access gates for maintenance teams.
- **Alternate 1:** Replacement of an additional 200 linear feet of failing snow fencing on the southeast hill with permanent chain-link fencing.

**Budget Impact & Financial Summary**

The project is fully funded under the Board-approved FY-2026 Capital Improvement Plan and will come in \$4,100.00 under budget.

**Budget CategoryAmountBase Bid**

\$159,900.00

Alternate 1\$7,000.00

Total Bid Recommendation \$166,900.00

Total Available Capital Budget \$171,000.00

Remaining Surplus Funds \$4,100.00

Commissioner Starr asked for clarification that we do not own this property and it is ok to do improvements. Executive Director Jim Jarog answered in the affirmative adding that Melas Park is similar in that we lease the property from MWRD and add improvements as well.

Commissioner Masnica asked when the work might begin to which Director Dziubinski stated we would like to have it completed before the fall soccer season. Staff is already beginning to grind some stumps in preparation for the fence.

**MOTION:**

A motion was made by Commissioner Masnica to accept the Majewski Metro Athletic Complex Fencing and Netting Replacement, Including Alternate #1, in the amount of \$166,900.00 as submitted by Fence Connection, Inc. Motion was seconded by Commissioner Nicholas.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

**Approval of the Amended and Restated Athletic Affiliate Agreements**

The District updated athletic affiliate MOUs to standardize fees and ensure consistency across organizations. Key updates include a \$40 regular season player fee and a \$25-per-hour offseason rental rate. Using 2025-26 data, these changes are projected to generate approximately \$24,520 in annual revenue and savings. Director Azzaretto acknowledged Attorney Tom Hoffman's guidance, while Commissioner Murphy suggested a potential two-year phase-in for the football fee increase.

Director Azzaretto expressed appreciation to Attorney Tom Hoffman for his guidance on the agreements. During the ensuing discussion, Commissioner Murphy raised concerns regarding the 60% fee increase for football in a single year and inquired if the increase could be phased over two years to soften the impact. Director Azzaretto noted that the football organization is currently agreeable to the pricing but confirmed the District could look into a two-year phase-in if the Board preferred that direction. The Board further discussed details concerning rental fees, tournament rates, and concessions.

**MOTION:**

A motion to approve the Amended and Restated Affiliate Organization Policies and Guidelines and the associated Memoranda of Understanding was made by Commissioner Lowen and seconded by Commissioner Starr.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

### **FINANCIAL ADVISOR'S REPORT**

The Financial Advisor's Report for June 2026 confirms the completion of the 2025 audit, which includes \$53,766,898 in voter-approved bond proceeds. Financial highlights across various departments include:

- Golf: Revenue grew by 7% to \$916,240, while expenses decreased by 1%.
- Recreation Programs: Year-to-date revenue reached \$1,575,918, with a significant 19% increase in Baseball.
- Childhood & Youth: Revenues rose to \$862,342, led by growth in Kids Klub (+32%) and Preschool (+15%).
- Facilities: RecPlex revenue increased by 22% (\$304,487), and Central Facility revenue rose 10% (\$260,570), largely due to pass sales.
- Pools: Both RecPlex Pool (+8%) and Meadows Pool (+19%) showed revenue gains.

### **EXECUTIVE DIRECTOR REPORT**

#### **Mt. Prospect Golf Club**

Park District staff attended the Village of Mount Prospect Board meeting on Tuesday, June 2<sup>nd</sup> to receive a proclamation from Mayor Paul Hofert. This proclamation recognized Mt. Prospect Golf Club for 100 Years of tradition in the Village of Mount Prospect. It was an honor to be recognized by the Village for our 100-year milestone.

On Friday, June 12th, the Mt. Prospect Golf Club commenced its centennial celebration weekend with a gathering of past and present local dignitaries, board commissioners, staff, and leadership team members to honor the club's 100-year history of golf excellence.

Founded in 1926 as a modest nine-hole layout, the club quickly expanded to its current 18-hole status by 1929 to accommodate the era's growing demand for the sport.

In 2015, golf architect David Esler transformed the course to revive its "Golden Age" heritage. The redesign drew inspiration from legendary architects Seth Raynor and Donald Ross, featuring classic early 20th-century design elements like low-profile square tees, strategic bunkering, and elevated greens.

The club features a par-70 venue spanning 6,305 yards, offering a balanced and strategic test of skill for players. The premier athletic landmark welcomes an average of 43,000 golfers each year.

Thanks to the staff's dedication to maintaining the facility despite heavy foot traffic, the course has earned a spot on *Golfweek's* elite list of the "Best Courses You Can Play in Illinois."

Upcoming Board Meeting Reminders

- Regular Board Meeting: Wednesday, July 15, 2026 @ 6:30 PM (CCC)

#### **PUBLIC COMMENT :**

None

#### **COMMENTS/MATTERS FROM COMMISSIONERS:**

Commissioner Nicholas stated she attended a cohort with some other Commissioners. It was an

amazing opportunity to provide and discuss initiatives in the parks and recreation world and commissioner resources across the region. It was beneficial to attend. Additionally, there is an IAPD Leadership Forum with several sessions that are available that she is looking forward to attending.

Commissioner Starr expressed his admiration for the 100th-anniversary kickoff held on Friday night, noting how impressed he was with the event. He highlighted the quality of the food and gifts, as well as the significance of the clock announcement, describing the evening as wonderful. He extended his gratitude to the organizers for their hard work. Additionally, the Commissioner commended the grounds crew for their exceptional maintenance; despite a storm the previous evening, the golf course was fully cleared of fallen debris and ready for play by 9:00 a.m. the following day. He offered special thanks to Darren and the entire staff for their consistent efforts in keeping the course in such excellent condition.

Commissioner Masnica thanked Director Langguth and staff for the event. Saturday's event was posted on social media and looked like a great time. Thank you to the Foundation for donating \$5,000 toward the clock.

Commissioner Tuczak reminded everyone that at the July Board meeting, the scholarships will be presented. There have been some great entries.

Commissioner Lowen remarked on the collective enjoyment of the recent festivities, acknowledging the exceptional efforts of the golf course personnel. He noted that the staff performed admirably despite being significantly overextended. Lowen further emphasized the value of the golf course as a community asset that effectively serves local families and children, concluding that the events were a success.

**MOTION:**

Commissioner Masnica made a motion to adjourn the meeting to close session 2(c)(21) Discussion of Minutes of Meetings Lawfully Closed Under this Act whether for Purposes of Approval by the Body of Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06, seconded by Commissioner Lowen.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

Adjournment to Closed Session at 8:57 p.m.

**CLOSED SESSION**

SECTION 2(c)(21): Discussion of Minutes of Meetings Lawfully Closed Under this Act, whether for Purposes of Approval by the Body of Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

**RECONVENE REGULAR MEETING**

Open Session reconvened at 9:07

**TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN CLOSED SESSION**

**MOTION:**

Commissioner Murphy moved to approve the content of the following closed session minutes:

December 17, 2025 Section 2C-5 - Purchase or lease of real property, Section 2C-21 Semiannual review of minutes, Section 2C-1 Personnel, January 21, 2026, purchase or lease of real property, seconded by Commissioner Lowen.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy

Nays: None

Absent: Commissioner Doherty

Motion Passed

**MOTION:**

Commissioner Murphy made a motion that it hereby be determined and hereby be reported to the public that the following sections of closed session minutes:

December 17, 2025 Section 2C-5 - Purchase or lease of real property, Section 2C-21 Semiannual review of minutes, Section 2C-1 Personnel, January 21, 2026, purchase or lease of real property, which are no longer required confidential treatment and are available for public inspection and that as to all other closed session minutes or portions thereof not yet released for public inspection, the need for confidentiality still exists in order to protect the privacy of an individual and or the public interest, seconded by Commissioner Starr.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy

Nays: None

Absent: Commissioner Doherty

Motion Passed

**ADJOURNMENT OF REGULAR MEETING**

**MOTION:**

Motion to adjourn the Regular Meeting made by Commissioner Starr, and seconded by Commissioner Lowen.

A voice vote was taken and all were in favor.

The meeting was adjourned at 9:09 p.m.

Respectfully submitted,

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William J. Starr, Secretary